

# 15/16 Market Hill, St Ives, Cambridgeshire PE27 5AL

Freehold Retail Investment

**Lot 46**

£60,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	433.68 sq m (4,668 sq ft)	PEACOCKS	5 years from 18/04/2019	£60,000	17/04/2024
First	Ancillary	110.03 sq m (1,184 sq ft)	STORES LIMITED	on a full repairing and insuring lease (2)		
Second	Ancillary	121.56 sq m (1,308 sq ft)	(1)	(3)		
<b>Total</b>		<b>665.27 sq m (7,160 sq ft)</b>			<b>£60,000</b>	

(1) For the year ending 25th August 2018, Peacocks Stores Limited reported a turnover of £564,266,000, pre-tax profits of £66,506,000 and a total net worth of £146,493,000 (Source: Experian Group 12/06/2019).

(2) The lease is subject to a schedule of condition.

(3) The lease provides an option to determine on 18/04/2022.

### Key Details

- Let to Peacocks Stores Limited on a recently renewed lease
- Rent re-based at renewal
- Prominent position on Market Hill
- Affluent Cambridgeshire market town
- Nearby occupiers include Boots, HSBC, Greggs and M&Co

### On behalf of Trustees

#### Location

Miles: 6 miles east of Huntingdon

14 miles north-west of Cambridge

Roads: A1(M), A14, A141

Air: London Stansted, Heathrow and Gatwick

#### Situation

St Ives is an affluent market town in Cambridgeshire, some 14 miles north-west of Cambridge. The property occupies a prominent position on the southern side of Market Hill, where St Ives' weekly markets are hosted. Nearby occupiers include Boots, HSBC, Greggs and M&Co.

#### Description

The property comprises a double fronted retail unit with first and second floor ancillary accommodation.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Energy Performance Certificate

Available in legal pack at [acutus.co.uk](http://acutus.co.uk).



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